

Agenda Item	5.2
Report No	PLS-31-23

HIGHLAND COUNCIL

Committee: South Planning Applications Committee

Date: 27 July 2023

Report Title: 23/01651/PAN: Scottish Hydro Electric Transmission Plc
Land 2230m NE of Forest Gate Cottage, Mandally, Invergarry

Report By: Area Planning Manager – South

Purpose/Executive Summary

Description: Proposed new switching station to connect the Coire Glas Pumped Storage Scheme with platform, access, laydown area(s), landscaping and ancillary works (National Development).

Ward: 11 – Caol and Mallaig

Recommendation

Members are asked to note the submission of the PAN and highlight any material issues they wish to be brought to the attention of the applicant before the submission of an application for planning permission.

1.0 BACKGROUND

- 1.1 This report informs the Planning Applications Committee of the submission of the attached Proposal of Application Notice (PAN).
- 1.2 The submission of the PAN accords with the provisions of the Planning etc. (Scotland) Act 2006 and was made valid on 30 March 2023. The PAN is a statutory requirement for planning applications for major or national developments and must be lodged at least 12 weeks prior to the submission of a planning application. Members are asked to note this may form the basis of a subsequent planning application.
- 1.3 The submitted information attached includes:
- Proposal of Application Notice (Application Form)
 - Location Plan
- 1.4 There will be two phases of in-person consultation events. The first phase of events took place on Tuesday 25 April 2023 between 3pm and 7pm at Invergarry Community Hall, and on Wednesday 26 April 2023 between 3pm and 7pm at Fort Augustus Village Hall. The second phase of events took place on Tuesday 20 June 2023 between 3pm and 7pm at Invergarry Community Hall, and the second on Wednesday 21 June 2023 between 3pm and 7pm at Fort Augustus Village Hall. The first phase of events were advertised on 14 April 2023 in the Press and Journal. The advert for the second phase events will also be placed in Press and Journal at least 7 days prior to the events.
- 1.5 Details of all notified parties are contained / appended to the PAN form and include Glengarry Community Council and the Fort Augustus and Glenmoriston Community Council, as well as local Councillors. The applicant undertook a letter drop to advise the public of the consultation events to properties within a 5km radius. The applicant has also provided information on SSEN Transmission social media outlets, provided contact details for the Community Liaison Manager, as well as the dedicated project website:
- www.ssen-transmission.co.uk/projects/project-map/coire-glas-connectionproject/
- 1.6 Any forthcoming application will be accompanied by a Pre-Application Consultation (PAC) report explaining the consultation undertaken, feedback received, and any resultant amendments made to the planning application.

2.0 DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 The proposal is for a new switching station and platform with laydown areas, associated landscaping and ancillary works, with the proposal intended to serve the Corrie Glas Pumped Storage Scheme. The substation compound will be surrounded by a palisade security fence and will be accessed by a new access track.
- 2.2 A separate PAN has been submitted in tandem for a proposed Switching Station at Coire Glas as part of the wider project within which this proposal sits (23/01736/PAN). This related PAN has been reported separately to the June 2023 South Planning Applications Committee.

2.3 The developer sought formal pre-application advice from the Planning Authority through the Pre-Application Advice Service for Major Developments in November 2021 for the site selection of an overhead line, switching station and substation (21/04719/PREMAJ).

3.0 SITE DESCRIPTION

3.1 The PAN boundary is situated to the west of Invergarry. The site itself is not covered by any natural heritage designation. Loch Garry, located 1km to the north does however form part of the West Inverness-shire Lochs Special Protection Area (SPA). The Loch Lochy and Loch Oich Special Landscape Area (SLA) is also located 3.5km from the eastern boundary and approximately 2.8km from the southern boundary as the SLA expands across the two Lochs and down into the Glengarry Forest. There are large areas of ancient woodlands from the Kilmonivaig Parish across and around the proposed site boundary. The proposed new site access is yet to be confirmed.

3.2 There are multiple core paths within a short distance from the site which include:

- Access to Whitebridge (LO11.08), running from Tom a Bhodaich and is located approximately 1.9km from the east of the site, up to Manse, approximately 2.1km to the north east of the site; and
- River Garry Paths (LO11.01) runs west along the River Garry, up towards Coille Faicheum Ard and crosses with (LO11.08) in Manse at White Bridge.

3.3 There are no Listed Buildings or Scheduled Monuments in the vicinity of the site. The proximity of the site and potential placement of a new access track would suggest a risk of pluvial flooding, however, due to the topography of the surrounding areas, this would be unlikely.

4.0 DEVELOPMENT PLAN

The following policies are relevant to the assessment of the proposal:

4.1 National Planning Framework 4 (2023)

National Development 3 (NAD3) - Strategic Renewable Electricity Generation and Transmission Infrastructure

Policy 1 – Tackling the climate and nature crisis

Policy 2 – Climate mitigation and adaptation

Policy 3 – Biodiversity

Policy 4 – Natural places

Policy 5 – Soils

Policy 7 – Historic assets and places

Policy 11 – Energy

Policy 13 – Sustainable transport

Policy 22 – Flood risk and water management

Policy 23 – Health and safety

Policy 25 – Community wealth benefits

Policy 33 – Minerals

4.2 **Highland Wide Local Development Plan (2012) (HwLDP)**

- 28 - Sustainable Design
- 29 - Design Quality and Placemaking
- 30 - Physical Constraints
- 31 - Developer Contributions
- 36 - Development in the Wider Countryside
- 51 - Trees and Development
- 52 - Principle of Development in Woodland
- 56 - Travel
- 57 - Natural, Built and Cultural Heritage
- 58 - Protected Species
- 59 - Other Important Species
- 60 - Other Important Habitats
- 61 - Landscape
- 63 - Water Environment
- 64 - Flood Risk
- 66 - Surface Water Drainage
- 67 - Renewable Energy Developments
- 69 - Electricity Transmission Infrastructure
- 72 - Pollution
- 74 - Green Networks
- 77 - Public Access
- 78 - Long Distance Routes

4.3 **West Highland and Islands Local Development Plan**

No site specific policies or allocations, application will be assessed against the general policies of the West Highland and Islands Local Development Plan.

4.4 **Highland Council Supplementary Guidance**

- Developer Contributions (Nov 2018)
- Flood Risk and Drainage Impact Assessment (Jan 2013)
- Green Networks (Jan 2013)
- Highland Historic Environment Strategy (Jan 2013)
- Highland's Statutorily Protected Species (Mar 2013)
- Highland Renewable Energy Strategy and Planning Guidelines (May 2006)
- Physical Constraints (Mar 2013)
- Roads and Transport Guidelines for New Developments (May 2013)
- Standards for Archaeological Work (Mar 2012)
- Sustainable Design Guide (Jan 2013)
- Trees, Woodlands and Development (Jan 2013)

4.5 **Scottish Government Policy and Other Guidance**

- Draft Energy Strategy and Just Transition Plan (2023)
- Scottish Energy Strategy (2017)
- 2020 Routemap for Renewable Energy (2011)
- Energy Efficient Scotland Route Map, Scottish Government (2018)
- Historic Environment Policy for Scotland (HEPS, 2019)
- Historic Environment Policy for Scotland, HES (2019)

- PAN 1/2011 - Planning and Noise (2011)
- PAN 60 – Planning for Natural Heritage (2008)
- Circular 1/2017: Environmental Impact Assessment Regulations (2017)
- Construction Environmental Management Process for Large Scale Projects (2010)

5.0 POTENTIAL MATERIAL PLANNING CONSIDERATIONS

- a) Development Plan and other planning policy;
- b) Community amenity, including operational noise impacts;
- c) Construction impacts;
- d) Roads, transport and outdoor access;
- e) Water, flood risk, drainage and peat;
- f) Natural heritage (including ornithology, protected species and habitats);
- g) Built and cultural heritage;
- h) Design, landscape, and visual impact (including cumulative impacts);
- i) Economic impacts and tourism; and
- j) Any other material considerations raised within representations.

6.0 CONCLUSION

- 6.1 The report presents the information submitted to date as part of the PAN. The policy considerations against which any future planning application will be considered have been summarised as well as the potential material planning considerations and key issues based on the information available to date. The list is not exhaustive and further matters may arise as and when a planning application is received and in the light of public representations and consultation responses.

7.0 IMPLICATIONS

- 7.1 Not applicable.

8.0 RECOMMENDATION

- 8.1 It is recommended the Committee notes the submission of the PAN and advises of any material issues it wishes to be brought to the applicant's attention.

Designation: Area Planning Manager – South

Author(s): Harry Goacher / Peter Wheelan

Background Papers: Documents referred to in report and in case file.

Relevant Plans: Plan 1 – Proposal of Application Notice (Application Form)
Plan 2 – Location Plan

PROPOSAL OF APPLICATION NOTICE

MOLADH BRATH IARRTAIS

The Town and Country Planning (Scotland) Act 1997 as amended by the Planning Etc. (Scotland) Act 2006 Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

The Council will respond within 21 days of receiving the Notice. It will advise whether the proposed Pre-application Consultation is satisfactory or if additional notification and consultation above the statutory minimum is required. Please note that a planning application for this proposed development cannot be submitted less than 12 weeks from the date the Proposal of Application Notice is received by the Council and without the statutory consultation requirements having been undertaken. The planning application must be accompanied by a Pre-application consultation report.

Applicant Scottish Hydro Electric Transmission plc Address. Inveralmond House 200 Dunkeld Road Perth PH1 3AQ Phone 07586 562452 E-mail grant.allan@sse.com	Agent: not applicable Address Phone E-mail
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Address or Location of Proposed Development Land to the south east of Loch Garry. Grid Reference: Easting 226285 Northing 800208

Description of Development Proposed new switching station to connect the Coire Glas Pumped Storage Scheme with platform, access, laydown area(s), landscaping and ancillary works (National Development)

Pre-application Screening Notice Major Pre-App conducted on 3 rd November 2021, Pre App response dated 1 st December 2021 confirms national application and need for PAN (21/04719/PREMAJ)

Community Consultation Community Council/s Glengarry Community Council (c/o C Menzies, Chairperson)	Date Notice Served
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Fort Augustus & Glenmoriston Community Council (c/o D Mackinnon) 30th March 2023

Cllrs

30th March 2023

Cllr A Baldrey
Cllr J Grafton
Cllr L Saggars
Cllr C Ballance
Cllr D Fraser
Cllr H Crawford
Cllr E Knox

Names/details of any other parties

Date Notice Served

Mr Ian Blackford MP 30th March 2023
Ms Kate Forbes, MSP 30th March 2023
Fort Augustus Community Liaison Group (CLG) c/o Ryan Davidson 30th March 2023

SSE Renewables Coire Glas CLG c/o Graham Riddell 30th March 2023

ALL NOTIFICATIONS SENT VIA EMAIL

Please give details of proposed consultation

Proposed public event details

Public Exhibition 1 is to be held as noted below:

Invergarry Community Hall, Tuesday 25th April 2023 - 3pm to 7pm
Fort Augustus Village Hall, Wednesday 26th April 2023 - 3pm to 7pm

Public (feedback) Exhibition 2, to address initial comments and present progressed proposals:

Invergarry Community Hall, 20th June 2023 – 3pm to 7pm
Fort Augustus Village Hall, 21st June 2023 – 3pm to 7pm

Both events will be advertised at least 7 days before the date of the first event for exhibition 2. The date of the second public event may be subject to change dependent on the scale of feedback received at the first public event. Any changes will be notified and communicated to the Council in advance.

Newspaper Advert – name of newspaper

Advert date(where known)

Press & Journal

14th April 2023

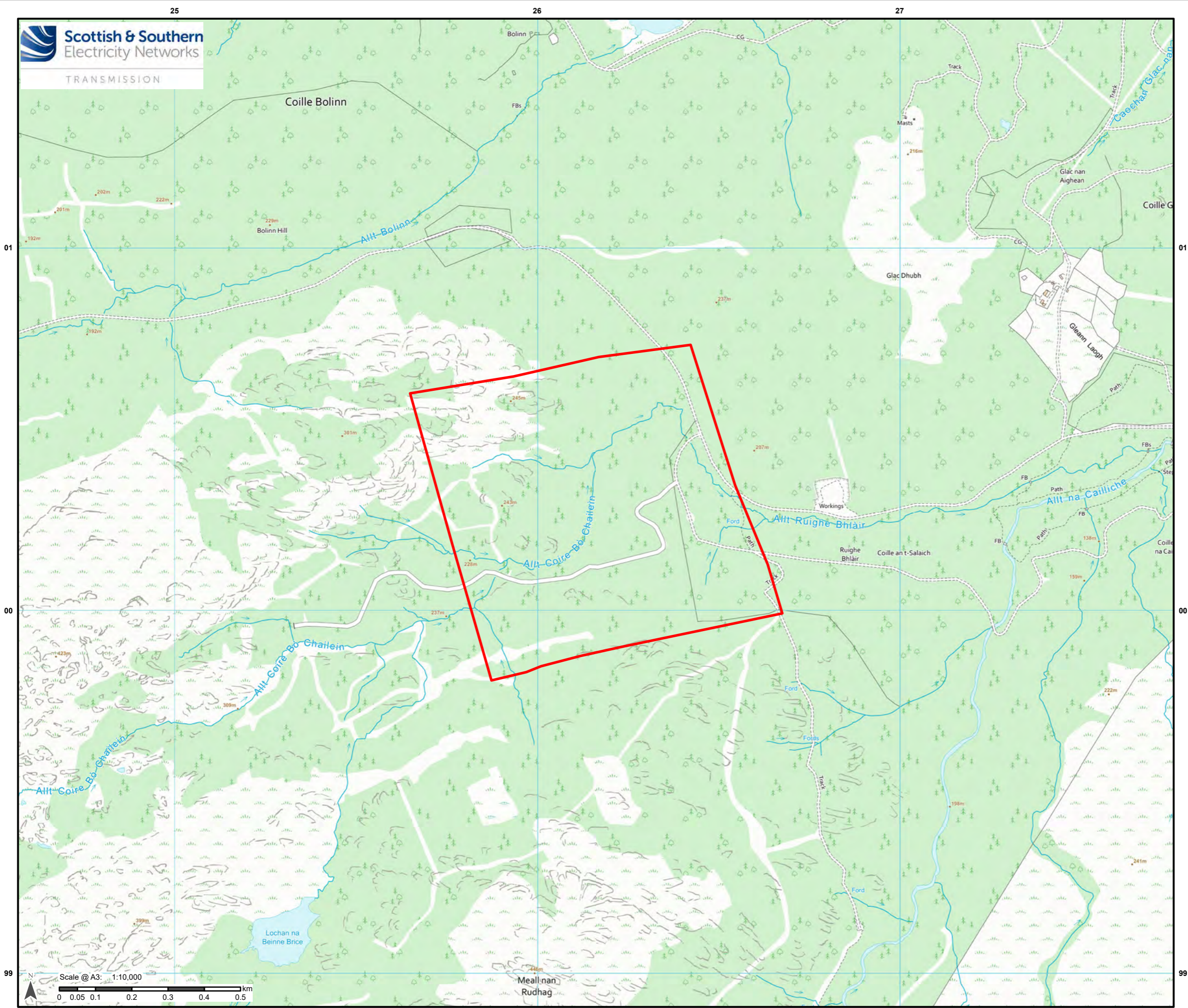
Other Consultation

- Mail drop to residents within 5km radius, target issue circa 10 days prior to 1st Event.
- Full Details of the Public Event and details of how to submit comments are available on the project website: www.ssen-transmission.co.uk/projects/project-map/coire-glas-connection-project/
- In addition, information will be provided on SSEN Transmission social media outlets.
- Information can be obtained via telephone or email from : Community Liaison Manager, Sally Cooper, 07918 470281 / sally.cooper@sse.com

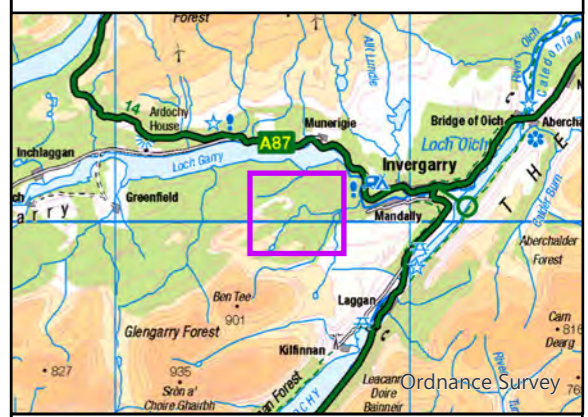
Signed



.. Date 30^h March 2023



Legend
 Redline Boundary



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Project No: LT000112
 Project: Coire Glas - TCA Works

Title:
 Redline Boundary -
 Coire Glas Switching Station

Drawn by: SW Date: 06/04/2023

Drawing: LT000112_WAY_002_10K

